



Durweston Walk, Stockwood

£160,000

- **Energy Rating - C**
- **Backing Onto Greenery**
- **Built In Kitchen Appliances**
- **Shared Garden**
- **UPVC Double Glazing**

- **Ground Floor Flat**
- **NO ONWARD CHAIN**
- **Built In Wardrobes**
- **Gas Central Heating**
- **Close To Local Amenities**

Situated in the desirable Stockwood area, this charming ground floor one-bedroom flat comes with NO ONWARD CHAIN, blending comfort with convenience. Its exceptional location provides effortless access to local amenities such as shops, schools, and bus routes.

Upon entering, you're greeted by a welcoming hallway that leads to a generous double bedroom complete with built-in wardrobes. The bright and spacious lounge offers serene views of lush greenery, ideal for relaxation or hosting guests. The contemporary kitchen is thoughtfully designed for modern living, while the bathroom includes a shower over the bath for added convenience.

Residents can also enjoy a well-maintained shared garden, providing a secure and peaceful outdoor retreat. Additional features include UPVC double glazing and efficient gas central heating from a combination boiler, ensuring year-round comfort.

Don't miss out on the chance to make this delightful flat your home, offering an unbeatable combination of location, comfort, and contemporary amenities.

Lounge 14'11" x 11'0" (4.56 x 3.37)

Kitchen 11'1" x 5'9" (3.39 x 1.77)

Bedroom 11'6" x 8'11" (3.53 x 2.72 )

Bathroom 9'9 x 5'4 (2.97m x 1.63m)

Tenure Status - Leasehold

Lease start date 22/06/2003 - End date 28/09/2114

Lease term remaining - 90 years

Service Charge - £20.00 pcm

Ground Rent - Included in service charge

Council Tax - Band A



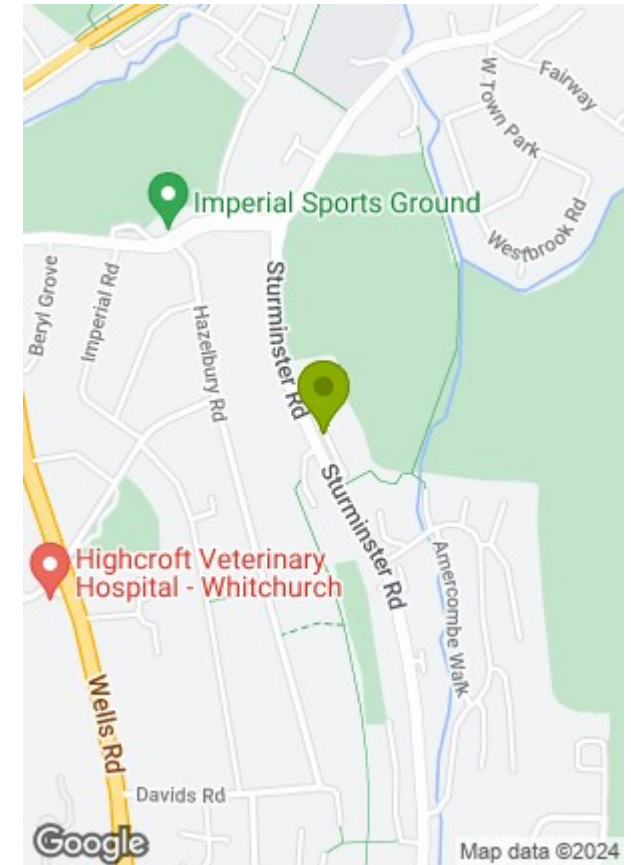








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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(20-39) <b>D</b>		
(1-19) <b>E</b>		
(1-19) <b>F</b>		
(1-19) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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